POWERHOUSE INVESTMENT (PHI)

Constitution

Version 1.0

1. Name

The association shall be known as PowerHouse Investment (PHI).

2. Vision

To build long-term wealth for members through disciplined savings, strategic land acquisition, and sustainable real estate investments.

3. Mission

To enable members to jointly invest in land, grow a valuable property portfolio, and create financial security through transparency, accountability, and collective ownership.

4. Objectives

- Promote savings and investment.
- Acquire land annually.
- Grow members' wealth.
- Reinvest profits.
- Operate transparently.

5. Business Model

PHI shall operate a **collective land investment and reinvestment model** based on the following principles:

a. Members shall make equal monthly contributions to the Association's investment fund.

b. Funds shall be used to acquire strategically located land with high appreciation potential.

c. Land shall be held as a long-term investment while additional properties are acquired annually.

d. As the investment portfolio matures, the oldest or most profitable property may be sold, subject to members' approval.

e. Sale proceeds shall first cover all transaction costs, after which the net proceeds shall be reinvested in acquiring new land or distributed to members or as approved by the Board.

f. The Association shall continuously expand its land portfolio through a cycle of **Save → Invest → Hold → Sell → Reinvest**, creating sustainable long-term wealth for its members.

g. The Association may also generate income through lawful real estate activities, including land sales, leasing, joint ventures, property development, and other investments approved by members.

6. Membership

Membership is by invitation and approval. Members must complete the registration form, agree to this Constitution, provide valid ID and next of kin, and make agreed contributions.

7. Number of Members

The founding membership shall consist of ten (10) members. Admission of new members requires approval of at least 70% of existing members.

8. Monthly Contribution

Each member shall contribute a fixed monthly sum agreed by the board which is also subject to change.

9. Late Payment

Late payments may attract penalties or suspension of voting rights until arrears are cleared.

10. Investment Policy

Funds shall only be used for land acquisition, documentation, title processing, and approved administrative expenses.

11. Sale of Land

Sale of any property requires at least 70% approval of members.

12. Profit Distribution

Profits may be reinvested, retained, or distributed as approved by members.

13. Meetings

Periodic or as at when required.

14. Officers

The Association shall operate on the principles of shared leadership and collective responsibility. All members are equal stakeholders and shall participate in the management of the association. Leadership responsibilities shall be assigned by rotation, election, or consensus based on the needs of the association. Special tasks might also be assigned to Individuals as need arises.

15. Transparency

Members shall receive regular financial reports and access to investment records.

16. Withdrawal

Members shall give three months' written notice. Settlement shall follow the group's exit policy and available liquidity.

17. Death of a Member

Benefits shall pass on to the member's estate or nominated next of kin in accordance as approved by the Board.

18. Dispute Resolution

Disputes shall first be resolved through mediation before litigation.

19. Amendment

This Constitution may be amended by at least 70% approval.

20. Dissolution

Dissolution requires unanimous approval after liabilities are settled.

Declaration

I have read and understood this Constitution and agree to abide by its provisions.

Member's Name: _____

Signature: _____

Date: _____